



Conservation Area Appraisal

Little London



This appraisal reviews the Little London Conservation Area Assessment, which was published in December 2005. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process for the Conservation Area Assessment.

The next appraisal of Little London Conservation Area will be undertaken by September 2014.

September 2009

What is a Conservation Area Appraisal?

A Conservation Area Appraisal describes the character of a conservation area. It also describes the changes that have taken place in the conservation area over recent years.

The appraisal finishes with management proposals which will help to conserve and enhance the area's special character and improve decision making in the future.

The Government requires that all conservation areas have an up-to-date conservation area appraisal.

An up-to-date appraisal is one that has been undertaken within the past five years.

The following work has been done to deliver this conservation area appraisal:

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings.
- An assessment of the issues facing the conservation area at present.
 - The survey and update of map data relating to the conservation area.
- A review of the appropriateness of the conservation area boundary.
 - An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area.
 - The formulation of management proposals for the area.

What is a Conservation Area?

A conservation area is an 'area of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

The portion of the Little London Conservation Area lying within the district of Bradford was originally designated in 1977. A review of the boundary was undertaken in 2004 and then adopted in December 2005.

Conservation area designation brings with it extra controls. These controls cover:

- demolition of unlisted buildings;
- minor developments such as porches, extensions, satellite dishes and boundary walls; and
- works to trees.

The objective of these measures is to help preserve the special character and appearance of the area and maintain or improve its environmental quality. Whilst it is recognised that conservation areas must be allowed to evolve to meet changing demands it is important that this occurs within a framework of controlled and positive management.

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Conservation Area Assessments:

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Listed Buildings:

www.bradford.gov.uk/listedbuildings



Background & Brief History

Little London conservation area is unique in the Bradford district in that it straddles the boundary between the districts of Bradford and Leeds. Only a dozen or so buildings are located on the Bradford side of the district boundary and a much larger proportion on the Leeds side. Little London has a distinct character and is legible as a tightly developed urban area within a rural setting.

Pre 1765

Map evidence indicates that the earliest development started around Apperley Lane with Micklefield Lane cutting through in 1765. The earliest surviving building appears to be Lane Head House, which dates from c.1710 (according to the list description). By the mid-18th century there was already an established Quaker and Baptist community living in the area.

19th century

The area developed rapidly between 1830 and the 1890s due to the establishment of the textile industry in the area. Most of the building activity took place in the first 10 years of this period. By 1851 there were several woollen mills in the surrounding area of Rawdon and Apperley Bridge.

Around 1821 or before London Lane (located within the Leeds part of the conservation area) appeared. This land connected the quarry to Micklefield Lane and it was around this time that the village developed. The name supposedly came from Benjamin Grimshaw, a local man who had been to London and was much impressed. Many of the terraced streets radiating out from here have names linked to London e.g. Salisbury Street, Queen Street.

20th century

Until 1974 this area was part of a district called Aireborough. After the local government reorganisation the village was divided between Leeds and Bradford along the line of Apperley Lane. The portion of the conservation area in Leeds was designated in 1975 and extended in 1988 whilst the portion lying in Bradford was designated in 1977.

Key Characteristics

The following summarises the key elements of the character of Little London conservation area:

- Dense organic development in a semi-rural setting
- Views out of the conservation area to the west across open land and trees
- Local stone used for buildings, roofing materials and boundary walls
- Busy Apperley Lane forms a hard eastern boundary to the conservation area, separating the area from the rest of Little London
- Mix of building types including cottages, shops and the impressive Lane Head
- Vernacular structures dating principally from the 18th centuries through to the more typical Victorian dwellings of the mid 19th century.

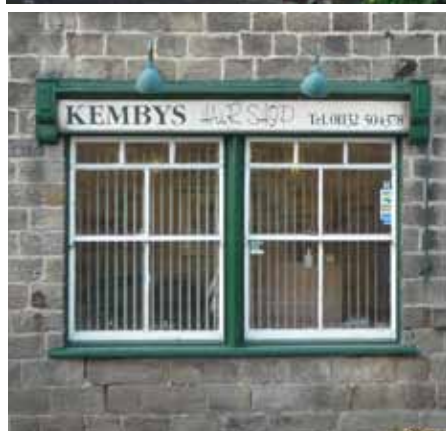
Kemby's (Grade II listed) on Apperley Lane is a good example of a vernacular cottage.



The use of local stone is a dominant characteristic of the conservation area



The track to the north of Lane Head has a strongly rural feel



Summary of Important Features and Details

Features and details contribute to the essential character of the conservation area:

- Original / traditional architectural detailing reflecting past architectural styles, particularly the local vernacular.
- Painted timber windows and doors
- Stone boundary walls delineating public and private land
- Cobbled or unsurfaced tracks leading westwards from Apperley Lane.
- Stone surfacing around Lane Head and some small areas of stone kerbing along Apperley Lane
- Setting of fields and trees to the west providing rural backdrop and facilitating views out of the conservation area
- Unique mix of building types and architectural styles
- Predominance of two storey development
- Unifying use of local stone for walls, roofs and boundaries.

Current Condition

AUTHENTICITY 84%

- Each historic building in a conservation area will have originally had features and details which contribute to the character of the conservation area.
- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts.
- Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential and retail buildings built prior to 1956 are scored.
- 11 properties were assessed for the purpose of the study; this is 92% of all properties within the conservation area.
- There are 9 listed building in the conservation area which had an authenticity rating of 91%.



Top left: Land to the west of Lane Head provides a leafy green setting to the conservation area.

Top right: Grade II listed Lane head Cottage dates to c1800.

Middle: Traditional shop window detail

Bottom: Retention of traditional features, such as timber panelled doors contribute to the character of the conservation area.

A breakdown of the authenticity assessment shows which features and details in particular are being retained and/or maintained and where there are the greatest threats.

Strengths

- A significant number of the buildings have retained a good proportion of their traditional features and details.
- The overall authenticity score of 84% is one of the highest in the district so far.
- The settlement has changed very little with no new buildings added and the conservation area retains its rural character despite the busy trunk road of Apperley Lane along the eastern boundary.
- All the buildings retain their original stone slates for roofs which maintain uniformity throughout the conservation area.
- Chimneystacks have also mostly been retained in tact and this contributes positively to the roofscape and character of the area.
- The majority of buildings have maintained the stone elevations of the buildings and most still have traditional rainwater goods.
- Boundary walls, particularly along Apperley Lane create a strong and characterful feature of the conservation area.
- Important views and vistas have been retained and make an important contribution to character and sense of place.
- Listed buildings retain an above average number of traditional features and details.
- The settlement has a distinctive and unique value.



Smithy Hill House (Grade II), Apperley Lane

Weaknesses

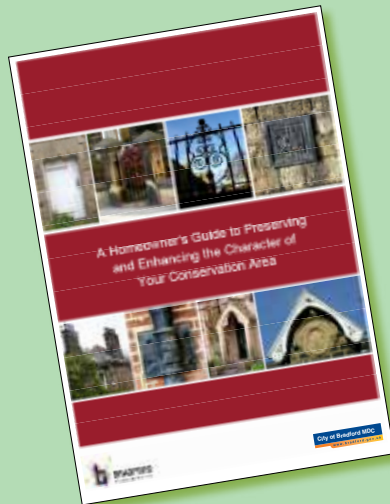
- Unlisted buildings retain much fewer traditional features and details than listed buildings
- A large number of traditional windows and doors have been replaced with modern or less sympathetic alternatives.
- Unsympathetic modern development around the edges of the conservation area detracts from the setting of the conservation area.



Immediate clutter such as satellite dishes can detract from the appearance and interest of the conservation area

Opportunities

- Better decisions by all stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment, this review, and subsequent workshops and more communication with the Design and Conservation Team



- Recently published 'Repair and Maintenance Guidance' should help property owners make better informed decisions
- Bringing vacant and underused buildings back into full use.

- Enforcement action against unauthorised development and works to trees

*Lane Head (Grade II),
Apperley Lane*



Threats

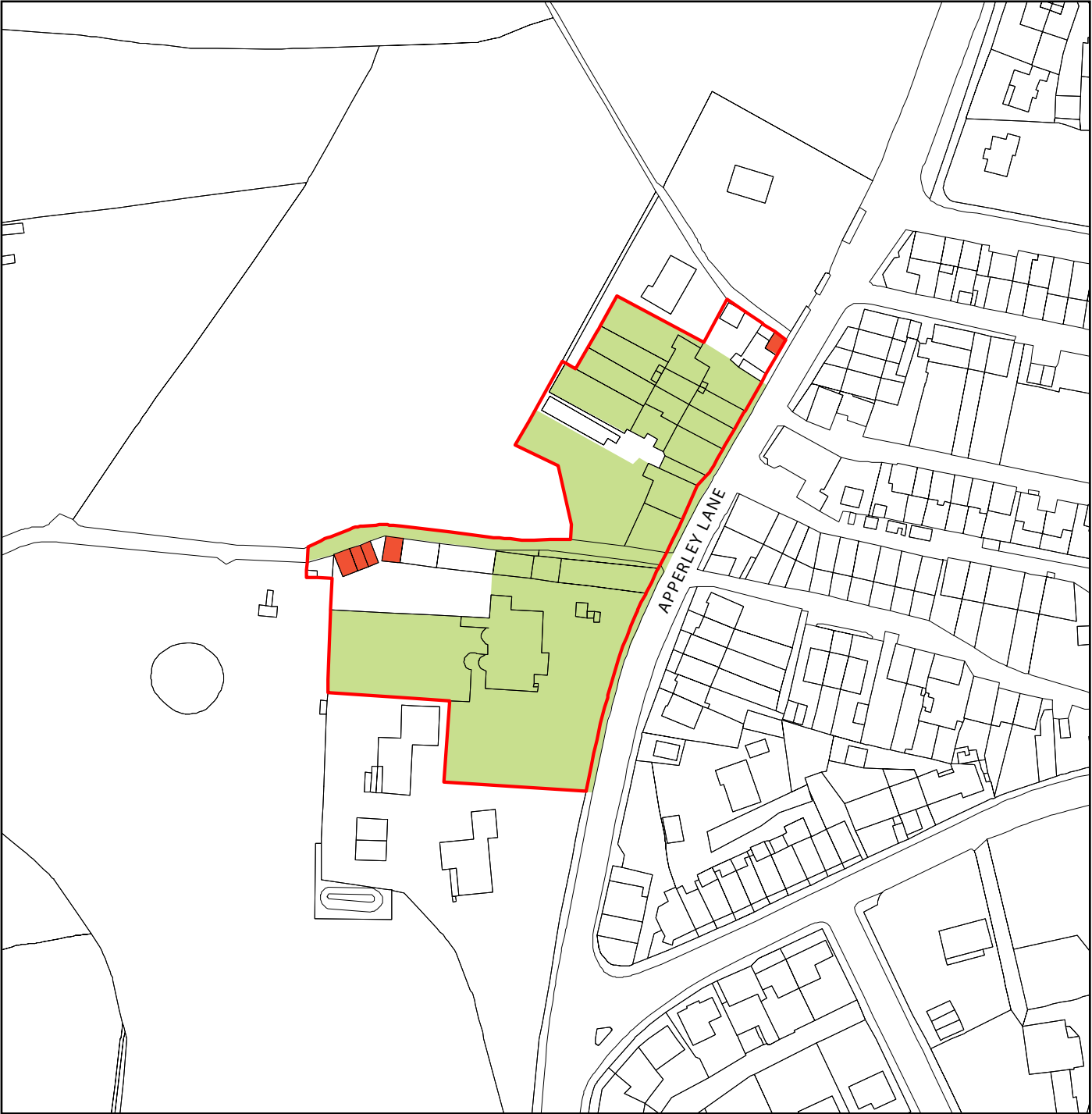
*Unattractive garages at
Lane Head*



- The continued removal of traditional features and details from buildings
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees
- Development of key open spaces (including private gardens) and loss of mature trees
- Loss of rural character through the suburbanisation of some garden areas or areas of open space.

Little London Conservation Area

Character Contributions



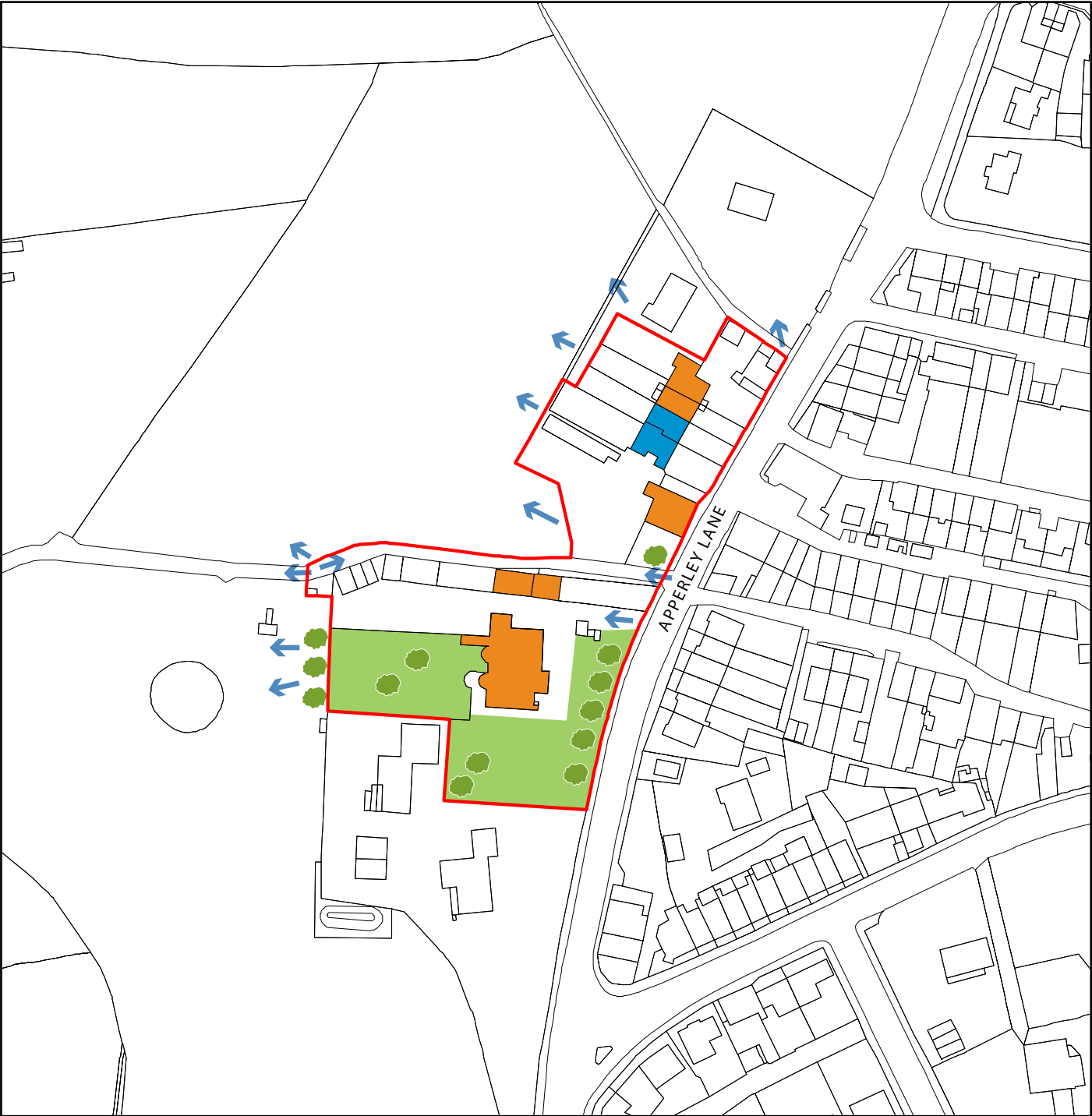
Key

- Conservation Area Boundary
- Areas providing a **positive** contribution to character
- Areas providing a **negative** contribution to character
- Areas providing a **neutral** contribution to character







NB The 'positive', 'negative' and 'neutral' areas relate to the contribution the site/building currently makes to the character of the Conservation Area. The classification in no way means that the site/building has no special architectural, historic or archaeological interest.

Little London Conservation Area

Open Spaces, Trees, Views, Listed and Key Unlisted Buildings



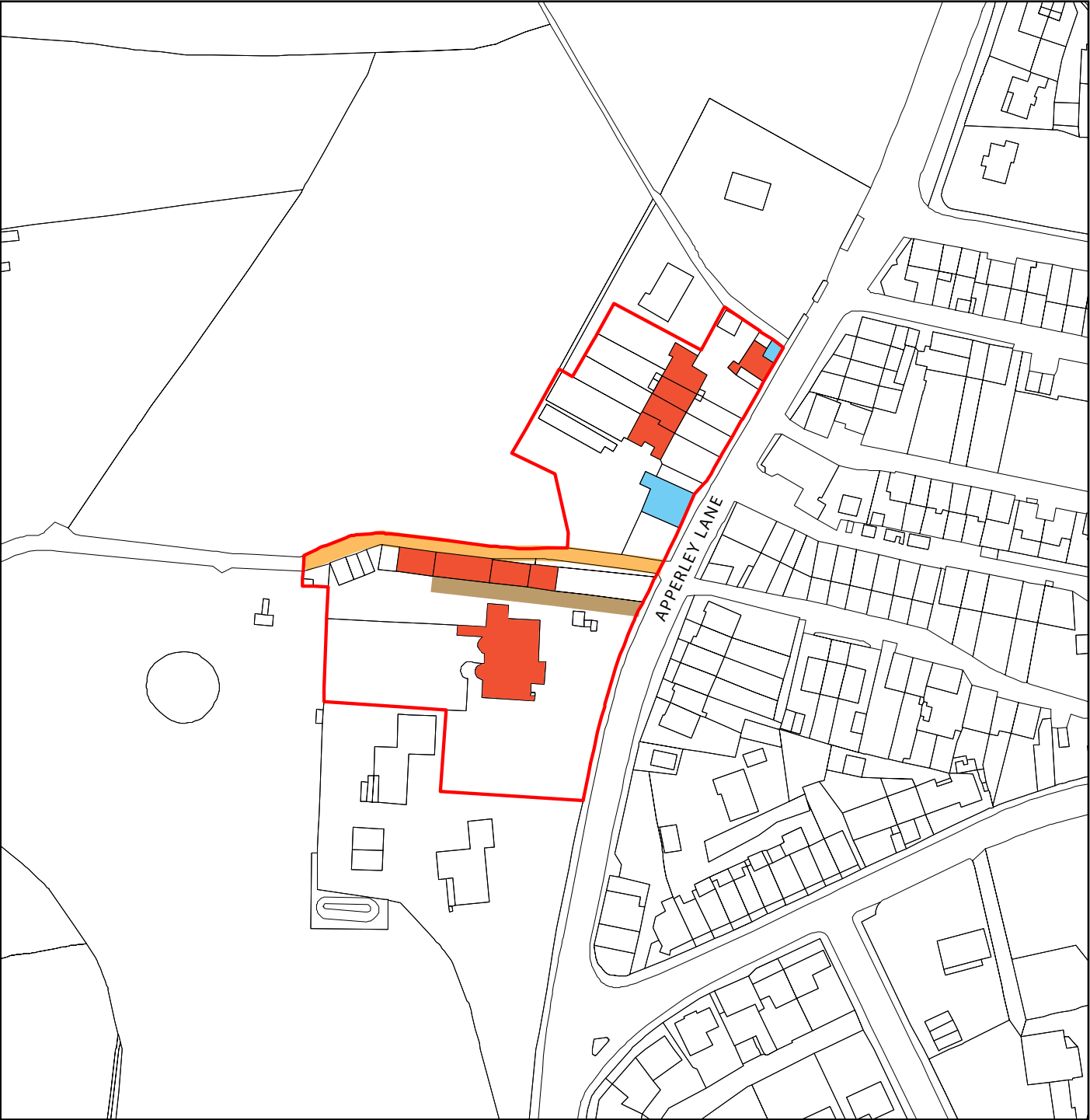
Key

- | | | | |
|---|----------------------------|---|-----------------------|
|  | Conservation Area Boundary |  | Listed building |
|  | Key open space |  | Key unlisted building |
|  | Important tree(s) | | |
|  | Key view or vista | | |

NB This map does not identify key trees individually, but merely indicates where there is at least one important tree.

Little London Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Stone setts / Flags
	Residential		Tarmac / Concrete
	Commercial building		Un-surfaced / Partially surfaced

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2005 are detailed below.

Changes affecting the Conservation Area

New Development

There has been no demolition or new development since the last assessment.

Trees and Open Space

- There have been no applications for works affecting trees within the conservation area since the last assessment.
- The land to the north of Mews Cottage appears to have been made into a garden area with some children's play equipment installed. The changes, whilst detracting from the rural character of this piece of land to a certain extent, are fairly minimal and not particularly obvious from the public highway.

NEUTRAL



Buildings

No vacant buildings were recorded by the Conservation Area Assessment and there are presently no vacant buildings known to the Design and Conservation Team.

NO CHANGE/POSITIVE

Boundary

The boundary of the Little London conservation area is deemed to be appropriate at present. Some minor amendments will be made throughout the next financial year due to the publication of new OS maps. Some minor discrepancies have come to light regarding the boundary that has been followed and the boundaries on the new OS map.

Works to Highways

There have been no major works to highways or replacement of street lighting or street furniture in the conservation area since 2005.

Negative Impacts

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted.

Whilst a minority are considered to have a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as reduced or removed chimneys, inappropriate rainwater goods, inappropriately pointed elevations and modern windows and doors. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on the repair and maintenance of historic properties has recently been published and is available on the Council's website at **www.bradford.gov.uk/repairs**



Management Proposals

The overall aim of the Conservation Area Management Proposals is to preserve and enhance the character of the Conservation Area, by ensuring that the Council and the community work together to maintain historic features and details and limit the loss of character.

The objectives aim to:

- Improve service delivery
- Raise awareness and understanding about the special character of the conservation area
- Improve decision making so that all repair, development and alteration result in a positive contribution to the character of the place.

The objectives of the Management Proposals are based on the issues identified in the Little London Conservation Area Assessment and prioritised by members of the community who took part in the Little London Conservation Area Assessment public consultation.

	Objective	Actions	Timescale
1	Design and Conservation Team maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2009-2014
2	Improved communication between Council Officers and key partners in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm in Little London	<ul style="list-style-type: none"> • Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm 	Continual As resources permit
4	Maintain footpaths and boundary walls	<ul style="list-style-type: none"> • Closer working between the Design and Conservation Team, property owners, Highways and the Rights of Way Team 	Continual
5	Preserve and enhance features and details that contribute to the character of Little London	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings will be published by the Design and Conservation Team in 2007 	Review guidance periodically
6	Promote good quality new development	<ul style="list-style-type: none"> • Production of guidance on appropriate sympathetic design to suit the character of the conservation area • Production of design briefs were appropriate 	2009-2015 As resources permit
7	Monitor planning applications to add value to the historic environment	<ul style="list-style-type: none"> • Design and Conservation Team to work more effectively within the wider planning service. 	Continual
8	Address any illegal works to listed buildings and unauthorised development	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Planning Enforcement Team 	Continual
9	Monitor Planning Applications to add Value to the historic Environment	<ul style="list-style-type: none"> • Design and Conservation Team to work more effectively within the wider planning service. 	Continual
10	Retain important trees	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Trees Team 	Continual
11	Monitor Change loss/gain and feedback to local community and officers working in the conservation area	<ul style="list-style-type: none"> • Design and Conservation Team to review Baildon Station Road Conservation Area every five years in line with Best Value indicators 219a 	Review by September 2014

